

COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, DIRECTOR

Agenda Date: August 25, 2004

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, Ca 95060

Application Number: **00-0737**

APN: **063-231-04**

Owner: Soper-Wheeler Company

Applicant: Hamilton-Swift Land Use Planning for Amie & James Beauregard

Subject: Quarterly Monitoring Reports for Vigne Farms Equestrian Facility

Members of the Commission:

Vigne Farms is a commercial equestrian facility located on the west side of the intersection of Bonny Doon Road and Smith Grade at 3675 Bonny Doon Road. On December 11, 2002 the Planning Commission approved a Coastal Development Permit and a Commercial Development Permit for the facility subject to a number of conditions. The purpose of this letter is to comply with Condition V.J., which states that quarterly monitoring reports shall be submitted to the Planning Commission on their consent agenda twice yearly for review to ensure the effectiveness of management systems and conservation measures and any changes over time. If problems or unacceptable trends are documented in the quarterly reports, or if the reports themselves are deficient, a public hearing may be scheduled to determine if remedial measure may be required.

Condition V.I. requires the submittal of quarterly reports on or before January 1, April 1, July 1, and October 1 of each year. The purpose of the quarterly reports is to document the effectiveness of management systems and conservation measures. Quarterly reports shall contain the following information:

1. Volume, in cubic yards, of manure produced and stored for composting; volume of compost produced at the facility; volume of manure and/or compost transported off-site; and final destination/disposition of all manure and/or compost produced by the facility. In addition, the monitoring report shall include a weekly log of compost pile temperature to verify adequate composting conditions are maintained.
2. Dated photos from the same permanent photo points shall monitor the following locations: Manure management areas, pastures, buildings, **high** use areas, horse wash station, trails and roads, and drainage facilities. Photopoints will be established initially following project approval in consultation with Planning Department staff and it will be the responsibility of the owner/operator of the facility to return to these exact points at

least four times per year corresponding with the preparation of the required quarterly reports. In addition, the monitoring points shall be photographed at the same time as the required water quality testing (see below) to correspond to significant rain events and submitted with the subsequent quarterly report.

3. The owner/operator of the facility shall contract with an independent, qualified professional to perform water quality testing at the facility. The testing will occur during the winter after each significant storm events (i.e. 2 inches or more within a 24-hour period in any storm event) produce enough flow through the detention system or the 18-inch culvert to produce adequate sampling conditions. Testing parameters shall include nitrogen series (ammonia, nitrate and organic nitrogen), fecal coliform bacteria, and other standard water quality testing parameters including dissolved oxygen, temperature, conductivity, pH and turbidity. The subsequent quarterly monitoring report shall document rainfall amounts during the quarterly period from a rain gauge installed at the facility and the water quality testing dates. The most important time to test will be during the first significant rain event or "first flush" that produces enough flow to provide adequate sampling conditions.

Since the original approval on December 11, 2002 two quarterly monitoring reports were submitted to your commission on August 13, 2003. No problems or unacceptable trends were evident in the first two monitoring reports. However, staff reported to your commission that some additional detail was needed in future monitoring reports to fully comply with the permit conditions. Although subsequent monitoring reports have provided additional detail, the format of the reports continues to be rather informal.

Since the last Planning Commission update on August 13, 2003 quarterly reports were submitted on October 7, 2003, January 12, 2004, April 12, 2004 and July 1, 2004 in the form of a series of emails and faxes. In addition, water quality monitoring information was included in the January 2004 report based on samples collected during the significant "New Years" storms. Although the water quality testing did not meet all of the requirements of the permit condition, the results do not indicate a water quality problem. To eliminate any misunderstanding regarding quarterly reporting requirements, staff developed a reporting form to facilitate complete, accurate and efficient quarterly reporting in the future. The latest quarterly monitoring report submitted on July 1 of this year utilizes the reporting form, but does not include water quality monitoring information because of lack of rainfall.

The photographs taken from the permanent photopoints show that management systems and conservation measures are effective. For example: Good grass coverage is being maintained in the fenced pasture, French broom is being controlled and no signs of accelerated erosion are evident.

Building permits for the as-built structures and new manure storage bunker were issued March 24, 2004. The manure storage bunker is currently under construction and will be completed prior to the beginning of the wet season. The facility, which is permitted for 50 horses, has been limited to **25** horses until all proposed facilities including permanent sanitary facilities consisting

of a toilet and hand sink, installation of a septic system, construction of a manure storage bunker and grading of a water diversion berm adjacent the manure storage bunker are completed.

CONCLUSION AND RECOMMENDATION

Staff has determined, based on the information submitted in six quarterly monitoring reports, that management systems and conservation measures appear effective and no problems or unacceptable trends are evident. The applicant will be required to include additional details required by the permit condition in formal reporting forms in future monitoring reports.

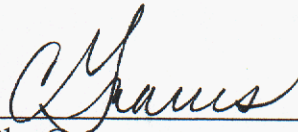
It is therefore RECOMMENDED, that your Commission accept and file this report.

Sincerely,



David Carlson
Resource Planner

Reviewed By:



Cathy Graves
Principal Planner
Development Review
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060

Attachment: **Second Quarter 2004 Monitoring Report**

Vigne Farms Equestrian Facility
Coastal Development Permit and a Commercial Development Permit 00-0737
Quarterly Monitoring Report Form
Reference: Condition of Approval VI.

Reporting Period 6-31-04
Date of Report: 6-31-04

Manure Management: (all volumes in cubic yards)

Volume of manure (and bedding) produced and stored for composting: 75 CY
Volume of compost produced at the facility: 75 CY
Volume of compost transported off-site: 0
Final destination and disposition of all compost produced by the facility: N/A

Attach weekly log of compost pile(s) temperature.

Photographic Monitoring:

Attach date-stamped photos from the permanent photo points.

Attach date-stamped photos from the water quality testing points photographed at the same time as the required water quality testing (see below).

Water Quality Monitoring:

Location and type of rain gauge at the facility: MAIN BARN /
AGRICULTURAL

Attach daily log of rainfall amounts during the quarterly period.

Water quality testing shall occur during the winter after each significant storm event (i.e. 2 inches or more within a 24-hour period in any storm event) produces enough flow through the detention system or the 18-inch culvert to produce adequate sampling conditions. Provide the following information if applicable:

List water quality testing dates and location: NO RAIN FOR THIS PERIOD

Identify the independent, qualified professional that performed the water quality testing at the facility: SOIL CONTROL LAB - WATSONVILLE

Attach test results for all of the following parameters: Nitrogen series (ammonia, nitrate and organic nitrogen), E. coli bacteria (cfu/100 ml), dissolved oxygen, temperature, conductivity, pH, turbidity.

June 31,2004
Vinge Farms
Quarterly Monitoring Report

Compost Temperatures

April 4- 131°F/11-131°F/18-133°F/ 25-133°F
May 2- 131°F/9-130°F/23-128°F/30-126°F
June 6-123°F/13-120°F/20-116°F/27-112°F

Photographic Monitoring

- 1.) Fenced Pasture- Inside Coral, looking toward Driveway from Hay barn
- 2.) Water tank and upper meadow- Tomato Patch
- 3.) Culvert Entrance- By well
- 4.) Culvert Outlet
- 5.) Bridle Trials- Above pampas grass
- 6.) Eastern Meadow- Open area along fence to left of gate exit (temporary manure storage
- 7.) Driveway Entrance
- 8.) Parking Area
- 9.) Horse Barn- South Side, front ~~from~~ way bad
- 10.) Horse Barn- Entrance
- 11.) Horse Barn- East Side, back left
- 12.) Cover Paddock- Mare Motel, whole view
- 13.) Cover Paddock- Mare Motel, back view
- 14.) Fenced Pasture- View toward gate
- 15.) Dressage Arena- Whole view from A
- 16.) Detention Area- Ditch behind cover
- 17.) Covered Arena- Above from dressage area
- 18.) Turnout Paddock- 1, view from Arena
- 19.) Lower Meadow- With small tree in middle
- 20.) French Broom- Bottom view of turnout #1
- 21.) Turnout #2- Out by road
- 22.) Horse barn- West side, view with wash rack
- 23.) Fenced Coral #1 (Round pen)
- 24.) Horse wash area
- 25.) Fenced Coral #2 (Round pen)
- 26.) Manure Storage Area